

16 LONGSTONE GROVE EDINBURGH EH14 2BU

OFFERS OVER £175,000

VIEWING: BY APPOINTMENT PLEASE TELEPHONE
SOLICITORS ON 0131 665 9041

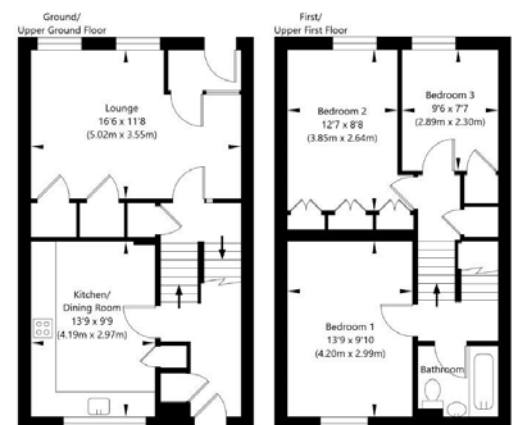


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Approx. Gross Internal Area of Main Residence
87.89 Sq M / 946 Sq Ft.
Not to scale. For identification only.
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ATTRACTIVE MID TERRACED VILLA IN POPULAR
RESIDENTIAL AREA, CLOSE TO EXCELLENT
AMENITIES.

- HALLS
- LOUNGE
- KITCHEN/DINING ROOM
- UPPER LANDING
- THREE BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- PRIVATE GARDENS
- ON STREET PARKING

DESCRIPTION

The property offered for sale is an attractive mid-terraced villa offering ideal family accommodation in a popular residential area. The property is entered into a lower hallway which provides access to the kitchen/dining room where there are an excellent range of modern base and wall units with complementary work surfaces and tiled splash back and the hob, oven and extractor hood are included in the sale together with the integral washing machine and dish washer. There is a window to the front and ample space for a dining table and chairs. The upper hall provides access to a good-sized lounge with twin windows to the rear, two storage cupboards and access to a rear vestibule which in turn leads to the rear garden. The landing leads to three bedrooms, two with fitted storage, and a family bathroom with a three-piece white suite, partial wall tiling and a fitted vanity unit. The property has double glazing and gas central heating and there are private gardens to the front and rear and on street parking. Early viewing is highly recommended.

LOCATION

Longstone is a very popular residential area to the south west of the city centre. The area has access to good local shopping facilities with both small shops and a variety of supermarkets, all easily accessible. The Gyle Shopping Centre and Hermiston Gait Retail Park are also just a short drive away and nearby Morningside and Colinton Village also offer excellent facilities. Schooling is represented at all levels with Napier University for the mature student. There are excellent transport links throughout Edinburgh and beyond with easy access to the city bypass and main motorway networks and a good public transport service operates to the city centre and surrounding areas. Leisure facilities are plentiful with an excellent choice of parks, numerous golf courses and the Braid Hills, Pentland Hills and Hillend Ski Centre all close by.

PARKING

The property has access to on street parking.

EXTRAS

The blinds, light fittings, hob, oven, extractor hood and integral dish washer and washing machine are all included in the sale.

